

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties or districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name: FLAGLER APARTMENT BUILDING

Other names/site number: MADISON HALL

2. Location

Street & Number: 736 22nd Street, N.W. Not for Publication

City or town: Washington Vicinity

State: D.C. Code: 001 County Code: _____ Zip Code: 20037

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby, certify that this property is: Signature of the Keeper Date of Action

entered in the National Register.

() see continuation sheet

determined eligible for the National Register

() see continuation sheet

determined not eligible for the National Register

removed from the National Register

other, (explain:)

Flagler Apartment Building/Madison Hall

Washington, DC

Name of Property

County and State

5. Classification

Ownership of Property	Category of Property	No. Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Building(s)		
<input type="checkbox"/> Public-Local	<input type="checkbox"/> District	<u>1</u>	<u> </u> Buildings
<input type="checkbox"/> Public-State	<input type="checkbox"/> Site	<u> </u>	<u> </u> Sites
<input type="checkbox"/> Public-Federal	<input type="checkbox"/> Structure	<u> </u>	<u> </u> Structure
	<input type="checkbox"/> Object	<u> </u>	<u> </u> Objects
		<u>1</u>	<u> </u> Total
Name of related multiple property listing		Number of contributing	
<u>Apartment Buildings in Washington, D.C. 1880-1945</u>		Resources previously	
		listed in the National	
		Register <u>0</u>	

6. Function or Use

Historic Functions (enter categories from instructions)	Current Functions (enter categories from instructions)
<u>MULTIPLE DWELLING: Apartment</u>	<u>EDUCATION: Education-related</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
<u>CLASSICAL REVIVAL</u>	foundation: <u>CONCRETE</u>
<u> </u>	walls: <u>BRICK: Steel; CONCRETE</u>
<u> </u>	<u>CERAMIC TILE</u>
<u> </u>	roof: <u>SYNTHETICS</u>
<u> </u>	other: <u>STONE: Limestone</u>
<u> </u>	<u> </u>

Narrative Description

Describe the historic and current condition of the property on one or more continuation sheets

Flagler Apartment Building/Madison Hall
Name of Property

Washington, DC
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark x in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history.

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark x in all the boxes that apply.)

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

ARCHITECTURE;
COMMUNITY PLANNING
AND DEVELOPMENT

Period of Significance

1926

Significant Dates

1926

Significant Person

(Complete if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Stern and Tomlinson

(Architect)

A. Joseph Howar

(Developer)

Flagler Apartment Building/Madison Hall
Name of Property

Washington, DC
County and State

9. Major Bibliographic References

See continuation sheet

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67)

previously listed in the NR

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey # _____

recorded by Historic American Engineering Record # _____

Primary location of add. data:

State SHPO office

Other State agency

Federal agency

Local government

University

Other

Specify repository:

10. Geographical Data

Acreage of property _____ 0.15 acres

UTM References

1 1/8/ 3/2/5/8/1/6/ 4/3/0/8/0/1/1/
Zone Easting Northing

See continuation sheet

Verbal Boundary Description

The Flagler Apartment Building/Madison Hall at 736 22nd Street, N.W. is located in Square 56, Lot 31, that was previously Lots 9 and 840 in Washington, D.C.

See continuation sheet

Boundary Justification

Square 56, Lot 31, that was previously Lots 9 and 840 on which the Flagler Apartment Building/Madison Hall is currently located, represents all of the land associated with the original construction of the apartment building in 1926.

See continuation sheet

Flagler Apartment Building/Madison Hall
Name of Property

Washington, DC
County and State

11. Form Prepared By

Name/title Janet Emery Flynn and Laura Hughes, Architectural Historians
Organization EHT Traceries, Inc. Date February 2006
Street & Number 1121 5th Street, NW Telephone (202) 393-1199
City or Town Washington State DC Zip code 20001

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name The George Washington University
street & number 2121 I Street, N.W. Suite 701 telephone 202/994.2371
city or town Washington state District of Columbia zip code 20052

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*)

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of the Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 7 Page 1

ARCHITECTURAL DESCRIPTION

The Flagler Apartment Building, located at 736 22nd Street, N.W. (Square 56, Lot 31) is situated on the southwest corner of 22nd and H Streets, N.W. The building, now known as Madison Hall, is currently owned and operated by The George Washington University as a residence hall. The building has a relatively shallow setback, with only a small landscaped area in the public space between the sidewalk and the building, filled with moderate-sized foundation plantings and foliage. C-shaped in plan, the building is 67 feet 1 inch wide, 96 feet long, and 83 feet 6 inches high.

The eight-story building rests on a concrete and brick foundation with exterior walls clad in red brick in a Flemish bond pattern. The building is eight bays wide at the front façade (east elevation) and is fourteen bays wide at the north elevation. Street-facing elevations have a tripartite composition, with clear delineations of the base, shaft, and capital of the building. The building's fenestration follows a symmetrical arrangement. Air-conditioning units are present in the upper sashes of over half of the windows. The building is capped by a flat roof clad in slag.

The base of the building (which is comprised of the first and second stories) is marked by a limestone water table. Additionally, limestone belt courses separate the base, shaft, and capital sections of the building. The area around the central three bays at the first and second stories is also faced in limestone. Paired windows are located at the northernmost, central and southernmost bays at the east elevation along 22nd Street, and at the easternmost and westernmost bays at the north elevation along H Street. Windows are typically 6/6 wood frame units that rest on limestone lug sills, except at the base of the building, where windows are double-leaf, multi-paned casement units capped by fanlights and supported by molded sills with brackets.

The main entrance is centrally located at the first floor of the east elevation. Double-leaf, one-light metal doors capped by a fanlight provide access to the building at this entry point. A metal

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 7 Page 2

and glass marquee is located above the main entrance. The central three bays at the first story all feature decorative surrounds adorned with circles. Above each of the three central bays in between the first and second stories are limestone rosettes. Above each of the three central bays at the second story are limestone swags.

The shaft of the building encompasses the third through the seventh story. The northernmost, central, and southernmost bays along 22nd Street all have a flat arched limestone surround. The building's capital (the eighth story) is delineated from the shaft by a limestone belt course. The top of the building is emphasized by a projecting Classical cornice adorned with modillions and dentils.

INTERIOR

The Flagler's ground level lobby is composed of checkerboard black and white marble floors with a flight of white marble stairs leading to the first floor (Note: no interior designation is sought by the application). Decorative railings line the stairs and the first floor landing. The lobby features decorative plasterwork such as crown molding with rinceau and egg and dart banding, and an ornamental ceiling medallion showcasing an original lighting fixture. The room arrangement at the interior is largely intact. The majority of units in the building have one bedroom. Other original elements at the interior include parquet flooring, and window and door trim.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 3

STATEMENT OF SIGNIFICANCE

The Flagler Apartment Building is significant as an example of a large-scale apartment building constructed in response to rapid population growth in Washington, D.C. during the interwar period. Constructed in 1926, the Flagler provided affordable housing and amenities to downtown workers. At the time of its construction, the Flagler was one of several apartment buildings recently constructed in the Foggy Bottom neighborhood. The successful integration of small apartment houses into the neighborhood in the early-twentieth century led to the construction of larger apartment buildings like the Flagler. However, the scale of the building is relatively modest in comparison to large apartment complexes that would be constructed in the mid-twentieth century. The building's scale represents the gradual acceptance of the high-rise buildings by middle-class households and illustrates the growth of the apartment building movement in Washington, D.C. The Flagler Apartment Building is also significant as the work of architects Stern & Tomlinson, regarded as one of the city's most talented apartment building designers, and developer A. Joseph Howar, a noted Washington, D.C. real estate investor. The building is an important example of Stern & Tomlinson's work and epitomizes the Classical Revival style that was popular in apartment building design during the late-1920s.

The Flagler Apartment Building/Madison Hall at 736 22nd Street, N.W. in Washington, D.C. meets National Register of Historic Places **Criterion A: Association with events that have made a significant contribution to the broad patterns of our history**; and **Criterion C: Distinctive physical characteristics of design, construction, or form**. Additionally, the building meets D.C. Inventory of Historic Sites criteria 201.1 (d) **Architecture and Urbanism** and (f) **Creative Masters**.

The area of significance is **Architecture** as an Classical Revival design of master architect Stern & Tomlinson, and **Community Planning and Development** for its representation of the Conventional High-Rise Apartment building type in Washington in the 1920s. The period of significance is **1926**, documenting the year the building was constructed.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 4

The Flagler Apartment Building is nominated under the Multiple Property Documentation Form, *Apartment Buildings in Washington, D.C.: 1880-1945* (Traceries, 1993). The Flagler meets criteria specifically developed to evaluate apartment buildings pursuant to the D.C. Apartment Building Survey and adopted by the Historic Preservation Review Board in 1989. These criteria are:

A-2: Buildings that illustrate the development of the apartment movement as it related to the need for housing, including the introduction of the building type and its early formation throughout the city.

A-3: Buildings that form critical clusters, or districts that illustrate the patterns of development of the city.

A-4: Buildings that reflect economic forces, both external and internal, that altered the development of the city.

These criteria reference the place of the Flagler Building as one of the post-World War I boom complexes spurred by population growth of the city; the acceptance of large-scale apartment buildings by the middle-class in Washington, D.C. during the 1920s and 1930s; and the Flagler's role in the formation of a cluster of high-rise apartment buildings in the Foggy Bottom neighborhood in the early- and mid-twentieth century. Additionally, the Flagler Apartment Building meets criteria:

C-10: Buildings that are the work of skilled architects, landscape architects, urban planners, engineers, builders, and developers.

C-11: Buildings that illustrate the work of skilled architect/developer teams.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 5

These criteria refer to architects Stern & Tomlinson's skillful application of the Classical Revival Style to create an apartment building that appealed to Washington D.C.'s burgeoning middle class during the economically booming 1920s. Furthermore, the building was a product of Stern & Tomlinson's collaboration with prominent developer A. Joseph Howar.

The Flagler Apartment Building/Burns Memorial Building is significant as an example of a Conventional High-Rise Apartment Building Sub-Type. As described in the Multiple Property Documentation Form, a Conventional High-Rise Apartment Building type is composed of buildings that contain at least 27 self-sufficient apartments, is at least six and no more than twelve stories high, has a single main public entrance, and was designed to hold an elevator. Examples of this building type were typically constructed between 1922 and 1945. Conventional High-Rise Buildings played a critical role in the development of apartment buildings in the District of Columbia. These buildings employed modern technology such as steel-frame structural systems and passenger elevators to create tall buildings that accommodated many units on a small footprint. This efficient use of land led to greater affordability of housing units and greatly altered the course of residential patterns in the city.

As stated in the Multiple Property Documentation Form, examples of Conventional High-Rise Apartment Building must retain sufficient integrity of location, design, workmanship, materials, associations and feeling to convey their associative, artistic, or informational values. The Flagler Apartment Building has undergone minimal alterations since its construction in 1926. The building retains a high degree of integrity and continues to visually convey its artistic value as an Classical Revival-style apartment building in Washington, D.C. Additionally, the building retains sufficient integrity to impart its role in the development of the concentration of apartment buildings in the Foggy Bottom neighborhood.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 6

THE BUILDING

The Application for a D.C. Permit to Build number 8485 dated April 12, 1926 lists A. J. Howar as the owner and builder, and Stern & Tomlinson as the architect of the Flagler Apartment Building. According to the application, the estimated cost of the building's construction was \$275,000. The 84-unit building contained an elevator, and was heated by steam. Stern & Tomlinson designed the Flagler in the popular Classical Revival style. The Flagler's ordered tripartite façade composition limestone belt courses, and Classical cornice epitomizes the style as it appeared in apartment building design in Washington between 1910 and the 1920s.

Beginning in the 1920s, apartment buildings like the Flagler created a dramatic change in the scale of the Foggy Bottom neighborhood (the area bounded by 17th Street on the east, Rock Creek Park on the west, the Potomac River to the south and Pennsylvania Avenue to the north). Prior to World War I, Foggy Bottom was comprised largely of narrow two-to-three story row-houses. The neighborhood was home to a socio-economically diverse range of families: from households headed by military officers and government officials living near the White House to working-class families and laborers living near the industries situated on the riverbank.¹ After the first zoning code was introduced in 1920, the section of the neighborhood north of I Street was zoned for high density residential uses. The first multi-story apartment buildings were constructed in Foggy Bottom in the 1920s, replacing the preceding frame and brick dwellings. Great portions of the neighborhood were eventually transformed by construction of high-rise apartment buildings.²

The Flagler Apartment Building was constructed during a period of transition in Foggy Bottom and Washington, D.C., when traditional rowhouses were supplanted by multi-family housing. A

¹ Suzanne Sherwood Unger, "Foggy Bottom: Blue-Collar Neighborhood in a White-Collar Town," in *Washington at Home*, Kathryn Schneider Smith ed. (Washington, D.C.: Windsor Publications, Inc., 1988), 55-59.

² Suzanne Berry Sherwood, "Foggy Bottom, 1800-1975: A Study in the Uses of an Urban Neighborhood," *GW Washington Studies* No. 7 (Washington, D.C.: George Washington University, 1978), 21.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 7

number of the early apartment houses in Foggy Bottom from the early-twentieth century had fewer than ten units and were designed to look like rowhouses. By the 1920s, the rowhouse aesthetic had been abandoned. This transition is reflected in the design of the Flagler. Although the building was considerably larger than the rowhouses that preceded it, the Flagler was modest in size and scale in comparison to the larger apartment complexes that would be constructed in Foggy Bottom in the mid-twentieth century. In order to attract middle-class households to this new housing type, the owners offered “modern apartments with highest class service at lowest possible rentals. The Flagler Apartment Buildings were advertised as having “Excellent Service—Every Convenience—Attractive Prices.” Single-room units with bath rented for as low as \$25 per month.³

The 1932 and 1940 City Directories provide a profile of the residents of the Flagler Apartments, which opened in 1927. Over half the employed residents worked for federal departments including the Bureau of Indian Affairs, Treasury Department, Patent Office, Justice Department, War Department, Veterans Administration, Bureau of Engraving, Internal Revenue Service, Agricultural Department, Commerce Department, and the State Department, generally in lower level white collar jobs such as clerk, stenographer and secretary. Private sector employees included managers from the Mayflower Hotel and the Hotel Washington Beauty Parlor, and nurses, and shop managers. The resident manager of the Flagler Apartments lived in the building as well as a fireman and dental hygienist.

Considered “modern and fireproof in every respect,” the Flagler Apartment Building was one of five apartment buildings sold in 1928 as part of “one of the largest single apartment house transactions on record in the National Capital.” As negotiated through Shannon & Luchs, Inc., the Flagler was one of five buildings sold for A. Joseph Howar to Joseph Reynolds, local distributor for the Studebaker automobile. Mr. Reynolds wanted the buildings for investment

³ “Modern Apartments with Highest Class Service at Lowest Possible Rentals,” *The Washington Post*, August 26, 1928, Pg. R2.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 8

purposes.⁴ The George Washington University acquired the Flagler Apartment Building in 1957 for use as a residence hall. The building was renamed Madison Hall in honor of James and Dolly Madison.

HISTORIC CONTEXT OF APARTMENT BUILDINGS

With the expansion of the federal workforce during World War I, thousands of new workers arrived in Washington to staff the new agencies. During the War, housing construction had been stunted by material shortages. Consequently, there was a large demand for housing once construction resumed in the early 1920s. Developers responded to the demand by constructing apartment buildings. Prior to this period, Washington exhibited an aversion to large-scale multi-family housing. This aversion was overcome by developer's efforts to build attractive apartment buildings that would be acceptable to the upper- and middle-classes. From the end of the World War until 1929, 731 apartment buildings were constructed in Washington, twice the number built during the previous decade. In fact, apartment living became so popular that more apartment buildings were constructed during the 1920s than single-family units, and Washington was ranked with New York and Chicago as cities with the highest percentage of apartment house residents.⁵

The introduction of a new type of housing prompted a transition to new architectural styles after the turn of the twentieth century. The Victorian aesthetic common to traditional rowhouse design in Washington gradually gave way to more modern styles. The first phase of this transition was associated with the Beaux Arts style. The new style called for the division of the building façade into base, shaft and capital, following the balance and symmetry found in classical design. The base was typically defined by a first floor of rusticated limestone and stringcourses further articulated the vertical separation of the façade. Complete expressions of the style tended to be

⁴ *The Washington Post* "5 Big Apartment Buildings Involved in \$2,400,000 Deal," August 12, 1928, pg. R1.

⁵ D.C. Apartment Building Survey prepared by the D.C. Preservation League and Tracerics in 1987 under the D.C. Office of Historic Preservation Survey and Planning Grant Program.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 9

grandiose; the Classical Revival style, however, was more restrained. Architects and builders favored this less ostentatious style in designing buildings that would appeal to the middle class. As a result, it was the single style used most often for larger apartment buildings.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 10

THE DEVELOPER: A. Joseph Howar (c. 1879-1982)

Born Mohammed Issa Abu Al-Hawa in the Middle Eastern region of Palestine, A. Joseph Howar arrived in the United States at New York's Ellis Island in 1904. Howar establishing a retail business in Washington, D.C. on F Street and became a successful businessman. In 1920, he was approached by architect Frank Russell White, who proposed that Howar invest in the construction industry. Howar established a construction and real estate firm in 1921, primarily to develop apartment buildings. Howar built his business on the following principles: "Build trust and confidence in the people who were necessary for its success -- an understanding banker, a trusted construction manager, and loyal craftsmen." Howar achieved remarkable success prior to the depression, but was one of many developers who lost everything in the financial crisis that followed. Using a conservative approach, in the years that followed the Great Depression, Howar regained his status as one of Washington's leading developers. He retired in 1940. The firm continued under the direction of his two sons Raymond and Edward Howar, who continued the operations until the early 1990s when Raymond passed away.⁶

A. Joseph Howar's honesty, integrity, and hard work earned him a reputation as a solid real estate investor and developer over the course of his career. He maintained many contacts despite his financial struggles during the Depression years, and he never forgot a friend. In addition to the Flagler, his projects include the Windemere (1825 New Hampshire Avenue, N.W.), the Guthridge (2115 F Street, N.W.), the Shelburne (17th & S Streets, N.W.), the York Apartments (20th Street, N.W.), as well as the first centrally-air-conditioned apartment building in D.C. at 2515 K Street, N.W.⁷ Howar was also a member of the Washington, D.C. Free and Accepted Masons, Lodge Number 1. Howar passed away in 1982 at the age of

⁶ Howard A. Sweeney, Jr., *A Joseph Howar: Life of Mohammed Issa Abu Al-Hawa (c.1879-1982)* (Washington, D.C., Published by the Howar Family, 1987).

⁷ James Goode, *Best Addresses: A Century of Washington's Distinguished Apartment Houses*, (Washington, D.C.: Smithsonian Institution Press, 2003), 180.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 11

103.⁸

⁸ "A. Joseph Howar, Builder of Islamic Center, Dies Here," *The Washington Post*, 1 March 1982, B6.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 12

THE ARCHITECTS: Stern & Tomlinson

World War I dramatically decreased the amount of housing constructed in the city. The war effort consumed most of the civilian industrial capacity, resulting in severe shortages of building materials. Meanwhile, the population in Washington, D.C. dramatically increased due to the expansion of government services. Consequently, there was a large demand for housing when civilian construction resumed in the early 1920s. Architects, builders, and developers rushed to fill the void. As previously mentioned, between 1919 and 1929, 737 apartment buildings were constructed in the city of Washington, D.C. Of these, 77 (more than ten percent) were designed either by Stern & Tomlinson, or the individual architects.

David L. Stern was born in Washington, D.C. in 1888. He was of German heritage and was the son of one of the first rabbis of the Washington Hebrew Congregation. Educated in the D.C. public schools, Stern studied architecture at The George Washington University. Following his service in the military, Stern expanded his architectural practice with associate Frank Tomlinson, establishing the firm Stern & Tomlinson. The two formed a partnership which lasted seven years.⁹ The D.C. Apartment Building Survey identified 63 apartment buildings designed by the firm of Stern & Tomlinson during the years 1919 to 1926.¹⁰

Stern & Tomlinson's first apartments were stylistically consistent with pre-World War I apartment design. For example, 3115 Mount Pleasant Street is a moderately-scaled, four-story apartment building with projecting bay windows. Its detailing is Colonial Revival. Between 1919 and 1922, Stern and Tomlinson continued to design modest three- to five-story apartment buildings, each accommodating fewer than thirty households. Over time, these buildings showed a change in stylistic direction towards simpler, plainer, flatter facades employing the classical vocabulary. Their ornamentation is generally confined to the main entrance, the cornice line, and

⁹ "David L. Stern" Obituary, *Washington Star*, 1 September 1969.

¹⁰ D.C. Apartment Building Survey prepared by the D.C. Preservation League and Tracerics in 1987 under the D.C. Office of Historic Preservation Survey and Planning Grant Program

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number 8 Page 13

sometimes incorporates quoining and belt coursing.

In 1922, Stern & Tomlinson began to design larger apartment buildings. The first was the Shawmut at 2200 19th Street, N.W., accommodating 71 households. In the same year, they designed the Argonne at 1629 Columbia Road, N.W. housing 242 families. The Argonne is the largest apartment building that Stern and Tomlinson designed together. Throughout their partnership, Stern & Tomlinson preferred Classical Revival architectural motifs. The Flagler is an excellent example of a Stern & Tomlinson Classical Revival apartment building. However, the firm's designs were not limited to that genre. One of the last commissions designed by the partnership, and perhaps the most striking examples of their work, are the Windemere (1825 New Hampshire Avenue, N.W.) and the Harrowgate (1833 New Hampshire Avenue, N.W.), Gothic Revival-style twin buildings designed in 1925 for developer A. Joseph Howar.

In 1926, Stern and Tomlinson dissolved the partnership.¹¹ Each architect continued to design apartment buildings on his own: Stern is credited with twenty-one buildings and Tomlinson is credited with twelve. Stern established the David L. Stern Construction Company in about 1936 and remained its head, even after he formally retired, until his death in 1969. As the firm dissolved in 1926, it is not known if the Flagler Apartment Building was designed before the architects parted ways. Stern's name appears individually on one of the site drawings; it is possible he continued to individually oversee the design and construction of the Flagler.

¹¹ Goode, *Best Addresses*, 180.

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number Maps Page 14

BIBLIOGRAPHY

“A. Joseph Howar, Builder of Islamic Center, Dies Here.” *The Washington Post*, 1 March 1982, B6.

“5 Big Apartment Buildings Involved in \$2,400,000 Deal.” *The Washington Post*. 12 August 1928.

“David L. Stern, Obituary.” *Washington Star*, 1 September 1969.

D.C. Preservation League/Tracerics. D.C. Apartment Building Survey, Washington, D.C., 1985-1987, funded with the assistance of a matching grant-in-aid from the U.S. Department of the Interior, National Park Service, through the D.C. Department of Consumer and Regulatory Affairs, Historic Preservation Division, under provisions of the National Historic Preservation Act of 1966 and subsequent amendments. Additional funding provided by the National Trust for Historic Preservation and the National Endowment for the Arts.

Goode, James. *Best Addresses: A Century of Washington's Distinguished Apartment Houses*, Washington, D.C.: Smithsonian Institution Press, 2003.

Sweeny, Harry A., Jr. *Joseph Howar: The Life of Mohammed Isa Abu Al-Hawa (c. 1879-1982)*. Innovation Printing & Lithography, Inc., 1987.

Tracerics. “Apartment Buildings in Washington, D.C. 1880-1945 Multiple Property Document,” 1993.

**United States Department of the Interior
National Park Service**

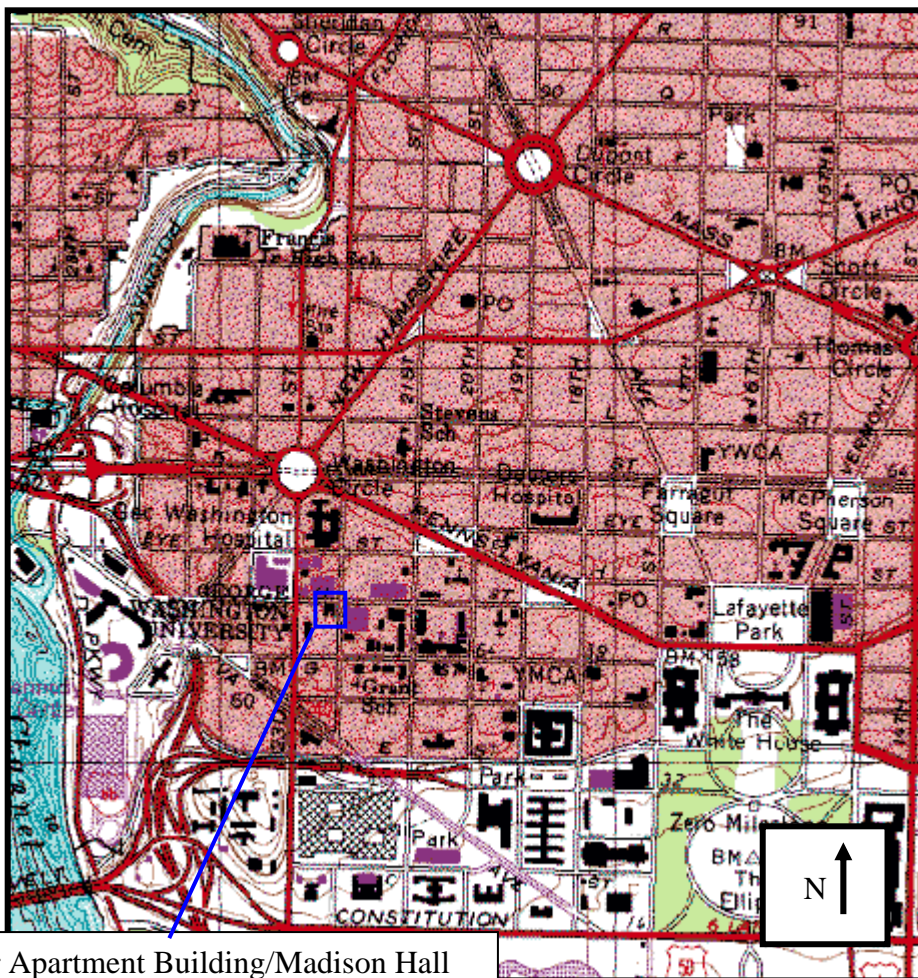
**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number Maps Page 15

USGS Quad Map: Washington West, *Topozone* 2006



Flagler Apartment Building/Madison Hall
736 22nd Street, N.W.
Washington, D.C.

UTM References
18 322307E 4307591N

**United States Department of the Interior
National Park Service**

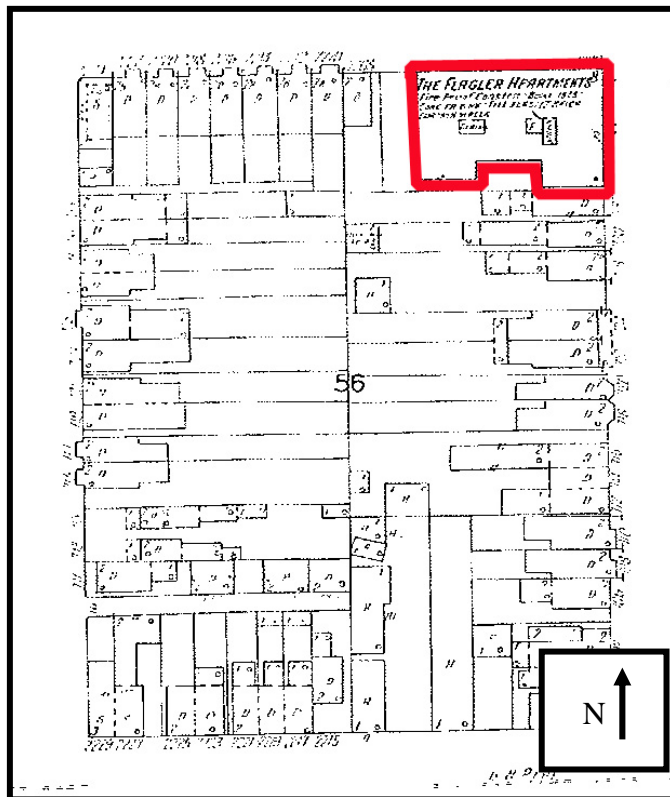
**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number Maps Page 16

The Sanborn Building and Property Atlas of Washington, D.C., Vol. 1 (1928), sheet 44.



United States Department of the Interior
National Park Service

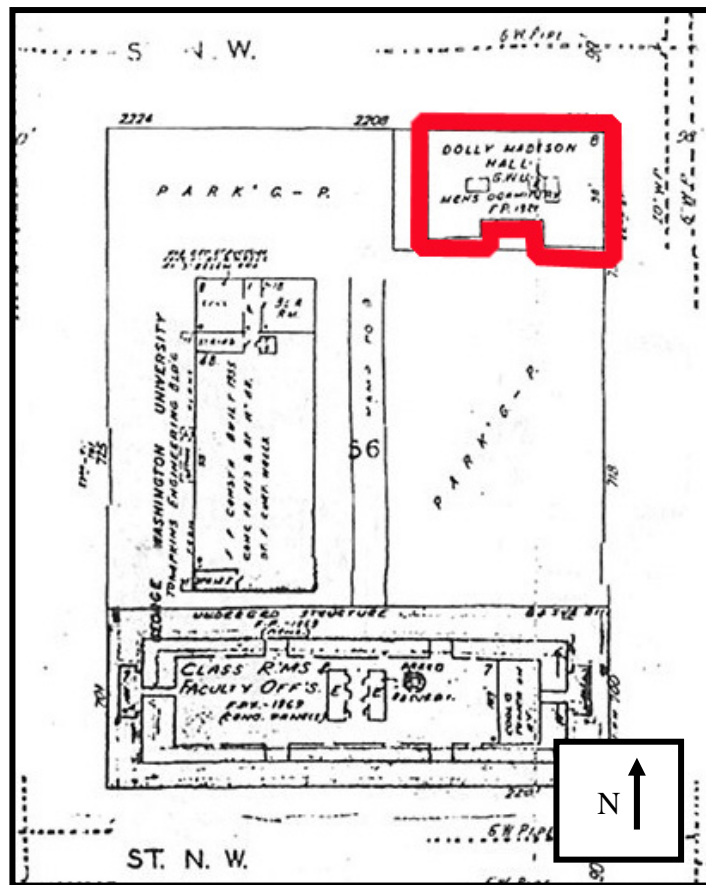
NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet

Flagler Apartment Building/Madison Hall
Washington, D.C.

Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document

Section number Maps Page 17

The Sanborn Building and Property Atlas of Washington, D.C., Book 1, Vol. 1 (1999), sheet 44.



**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
Continuation Sheet**

**Flagler Apartment Building/Madison Hall
Washington, D.C.**

**Apartment Buildings in Washington, D.C. 1880-1945
Multiple Property Document**

Section number Photographs Page 18

Washington Star, 1913-1919
Apartment Houses Clippings File
Washingtoniana Division of the Martin Luther King, Jr. Memorial Library

